



REMOVAL OF CONTINGENCIES – AMENDMENT TO PURCHASE AGREEMENT

This is an Amendment to the Offer to Purchase Real Estate and acceptance ("Agreement") between Nick Mavros (BUYER) and Robert and Elizabeth Filippi (SELLER) for the property located at 3260 West 141st st Ohio, with contract dated 06/21/2021. The parties hereby agree as follows:

- 1. **FINANCING CONTINGENCIES:** The following financing contingencies are hereby removed:
 - a. First Mortgage Loan Commitment
 - b. Other: _____
- 2. **OTHER CONTINGENCIES:** The following other contingencies are also hereby removed:
 - _____
- 3. **INSPECTION CONTINGENCIES:**

a. General Home Inspection:	<input type="checkbox"/> Removed	<input checked="" type="checkbox"/> Removed subject to the conditions below.
b. Septic System Inspection:	<input type="checkbox"/> Removed	<input type="checkbox"/> Removed subject to the conditions below.
c. Well Water Flow Rate:	<input type="checkbox"/> Removed	<input type="checkbox"/> Removed subject to the conditions below.
d. Well Water Bacteria Test:	<input type="checkbox"/> Removed	<input type="checkbox"/> Removed subject to the conditions below.
e. Other Well Water Tests:	<input type="checkbox"/> Removed	<input type="checkbox"/> Removed subject to the conditions below.
f. Termite Pest Inspection:	<input type="checkbox"/> Removed	<input type="checkbox"/> Removed subject to the conditions below.
g. Radon	<input type="checkbox"/> Removed	<input type="checkbox"/> Removed subject to the conditions below.
h. Lead Paint Inspection or Risk Assessment:	<input type="checkbox"/> Removed	<input type="checkbox"/> Removed subject to the conditions below.
i. Mold:	<input type="checkbox"/> Removed	<input type="checkbox"/> Removed subject to the conditions below.
j. Other: _____	<input type="checkbox"/> Removed	<input type="checkbox"/> Removed subject to the conditions below.

Condition(s): _____

Seller to contribute \$3,000 towards buyer's closing costs, prepaid, fees, and points

All other terms and conditions of the Agreement shall remain in full force and effect.

dotloop verified
06/29/21 6:33 AM EDT
KT9U-YOIK-8FHB-K0BK
 BUYER _____ DATE _____

 BUYER _____ DATE _____

 SELLER _____ DATE _____

 SELLER _____ DATE _____



Company NMLS#: 3030

This letter is for your Real Estate Agent/Broker

Date: June 29, 2021

Dear Real Estate Professional,

It's our pleasure to inform you that Nicholas Mavros has been conditionally approved for the following home loan(s):

Loan Program(s): FHA - 30 yr Fixed

Loan Number: 3471036904

Loan Amount(s): \$201,409.00

Interest Rate: Locked

Lock Expiration Date: August 12, 2021

The loan(s) will be used to finance the purchase of the home at 3260 W 141st St, Cleveland, OH 44111-1401. This conditional approval is based on an estimated property value of \$205,125.00.

This conditional approval means we've gathered enough information to move forward. We will continue to obtain and approve additional documentation in order to finalize this approval; including items such as appraisal, title commitment, and homeowner's insurance.

Quicken Loans, LLC is one of the country's largest mortgage lenders and has been helping people purchase homes for over 30 years. We look forward to working with you.

Sincerely,

Tyler J Hickey
NMLS #: 1663822
Quicken Loans, LLC
1050 Woodward Ave
Detroit, MI 48226-1906
(800) QUICKEN Loans
www.quickenloans.com

The documentation we have reviewed in evaluating the loan application is valid for 90 days from the date of receipt. It may be necessary to update such documentation during the loan process and our approval is subject to the results of such updates. This conditional approval will be void if in our opinion, there is or has been a material change in the client's financial situation, employment status, credit status, or any other information reviewed by us in connection with the mortgage loan application, including but not limited to an increase in the qualifying monthly payment. Not all properties are eligible for financing. This conditional approval is subject to lender approval of the property.

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FHA Purchase Agreement Addendum

This addendum dated 06/28/21 is an addendum to a purchase agreement dated
Nicholas Mavros

between

(Purchaser(s)) and

Robert Filippi and Elisabeth Filippi

Print Seller(s) Name Here
3260 W 141st St, Cleveland, OH 44111-1401

(Seller(s)) for the property located at:

You must read this entire document at the time you apply for the loan. Return one copy to lender as proof of notification and keep one copy for your records.

1. **Amendatory Clause.** "It is expressly agreed that, notwithstanding any other provisions of this contract, the purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the purchaser has been given in accordance with HUD/FHA or VA requirements a written statement issued by the Federal Housing Commissioner, Veterans Administration or a Direct Endorsement Lender, setting forth the appraised value of the property of not less than \$ 205,125.00 . The purchaser shall have the privilege and option of proceeding with consummation of the contract without regard to the amount of the appraised valuation. *The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value nor the condition of the property. The purchaser should satisfy himself/herself that the price and condition of the property are acceptable.*"
2. **Real Estate Certification.** The seller, the purchaser, and the real estate agent or broker hereby certify that the terms of the sales contract are true to the best of their knowledge and belief and it is agreed that any other agreement entered into by any of the parties is fully disclosed and attached to the sales contract.
3. **Condition of Property.** The property you are buying is not HUD/FHA approved and HUD/FHA does not warrant the condition or the value of the property. An appraisal will be performed to estimate the value of the property, but this appraisal does not guarantee that the house is free of defects. You should inspect the property yourself very carefully or hire a professional inspection service to inspect the property for you.

4. **Interest Rate and Discount Points.** HUD does not regulate the interest rate or the discount points that may be paid by you or the seller or other third party. You should shop around to be sure you are satisfied with the loan terms offered and with the service reputation of the lender you have chosen.

The interest rate, any discount points and the length of time the lender will honor the loan terms are all negotiated between you and the lender.

The seller can pay the discount points, or a portion thereof, if you and the seller agree to such an arrangement.

Lenders may agree to guarantee or "lock-in" the loan terms for a definite period of time (i.e., 15, 30, 60 days, etc.) or may permit your loan to be determined by future market conditions, also known as "floating". Lenders may require a fee to lock in the interest rate or the terms of the loan, but must provide a written agreement covering a minimum of 15 days before the anticipated closing. Your agreement with the lender will determine the degree, if any, that the interest rate and discount points may rise before closing.

If the lender determines you are eligible for the mortgage, your agreement with the seller may require you to complete the transaction or lose your deposit on the property.

5. **Don't Commit Loan Fraud.** It is important for you to understand that you are required to provide complete and accurate information when applying for a mortgage loan.
 - Do not falsify information about your income or assets.
 - Disclose all loans and debts (including money that may have been borrowed to make the downpayment).
 - Do not provide false letters-of-credit, cash-on-hand statements, gift letters or sweat equity letters.

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FHA Purchase Agreement Addendum
Bankers SystemsSM VMP[®]
Wolters Kluwer Financial Services[©] 2013



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Page 1 of 3

Do not accept funds to be used for your downpayment from any other party (seller, real estate salesperson, builder, etc.).

Do not falsely certify that a property will be used for your primary residence when you are actually going to use it as a rental property.

Do not act as a "strawbuyer" (somebody who purchases a property for another person and then transfers title of the property to that person), nor should you give that person personal or credit information for them to use in any such scheme.

Do not apply for a loan by assuming the identity of another person.

Do not sign an incomplete or blank document; that is, one missing the name and address of the recipient and/or other important identifying information.

Penalties for Loan Fraud: Federal laws provide severe penalties for fraud, misrepresentation, or conspiracy to influence wrongly the issuance of mortgage insurance by HUD. You can be subject to a possible prison term and fine of up to \$10,000 for providing false information. Additionally, you could be prohibited from obtaining a HUD-insured loan for an indefinite period.

Report Loan Fraud: If you are aware of any fraud in HUD programs or if an individual tries to persuade you to make false statements on a loan application, you should report the matter by calling your nearest HUD office or the HUD Regional Inspector General, or call the HUD Hotline on 1 (800) 347-3735.

Warning: It is a crime to knowingly make false statements to the United States Government on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 US Code Section 1001 and Section 1010.

6. Discrimination. If you believe you have been subject to discrimination because of race, color, religion, sex, handicap, familial status, or national origin, you should call HUD's Fair Housing & Equal Opportunity Complaint Hotline: 1 (800) 669-9777.

7. About Prepayment. This notice is to advise you of the requirements that must be followed to accomplish a prepayment of your mortgage, and to prevent accrual of any interest after the date of prepayment.

You may prepay any or all of the outstanding indebtedness due under your mortgage at any time, without penalty. However, to avoid the accrual of interest on any prepayment, the prepayment must be received on the installment due date (the first day of the month) if the

lender stated this policy in its response to a request for a payoff figure.

Otherwise, you may be required to pay interest on the amount prepaid through the end of the month. The lender can refuse to accept prepayment on any date other than the installment due date.

FHA Mortgage Insurance Information

Who May be Eligible for a Refund?

Premium Refund: You may be eligible for a refund of a portion of the insurance premium if you paid an upfront mortgage insurance premium at settlement and are refinancing with another FHA Mortgage.

Review your settlement papers or check with your mortgage company to determine if you paid an upfront premium.

Exceptions:

Assumptions: When a FHA insured loan is assumed the insurance remains in force (the seller receives no refund). The owner(s) of the property at the time the insurance is terminated is entitled to any refund.

FHA to FHA Refinance: When a FHA insured loan is refinanced, the refund from the old premium may be applied toward the upfront premium required for the new loan.

How are Refunds Determined?

The FHA Commissioner determines how much of the upfront premium is refunded when loans are terminated. Refunds are based on the number of months the loan is insured.

Monthly Insurance Premiums

In addition to an upfront mortgage insurance premium (UFMIP), you may also be charged a monthly mortgage insurance premium. You will pay the monthly premium for either:

- the first 11 years of the mortgage term, or the end of the mortgage term, whichever occurs first, if your mortgage had an original principal obligation (excluding financed UFMIP) with a loan-to-value (LTV) ratio of less than or equal to 90 percent; or
- the first 30 years of the mortgage term, or the end of the mortgage term, whichever occurs first, for any mortgage involving an original principal obligation (excluding financed UFMIP) with an LTV greater than 90 percent.



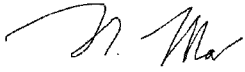
Note: All inquiries should include your name, 10-digit FHA case number, paid in full date, property address, and a daytime phone number. Record your FHA case number here for future reference.

Important: The rules governing the eligibility for premium refunds are based on the financial status of the FHA insurance fund and are **subject to change**.

SI USTED HABLA ESPANOL Y TIENE DIFICULTAD LEYENDO O HABLANDO INGLES, POR FAVOR LLAME A ESTE NUMERO TELEFONICO 800 697-6967.

You, the borrower(s), must be certain that you understand the transaction. Sign page 3 only after you have read this entire document. Seek professional advice if you are uncertain.

I certify that I have read and understand this addendum and acknowledge by my signature below that I have received a copy.



6/28/2021 3:44:52 PM

Purchaser (I certify I have read and understand all statements)
Nicholas Mavros

Date

X

Seller (I certify I have read and understand all statements)

Date

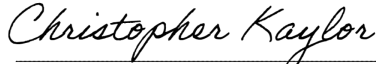
X

Purchaser (I certify I have read and understand all statements)

Date

Seller (I certify I have read and understand all statements)

Date



6/29/2021

Selling Real Estate Agent (I certify I have read and understand statement 2)

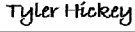
Date

Realty Trust Services

Real Estate Company Name

I, the lender, certify that this notification was delivered to the borrower(s) at the time of initial loan application.

Lender's Signature & Date:

X 

06/28/2021

Tyler J Hickey

Date

